

# RENTAL MARKET REPORT

Barrie CMA

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

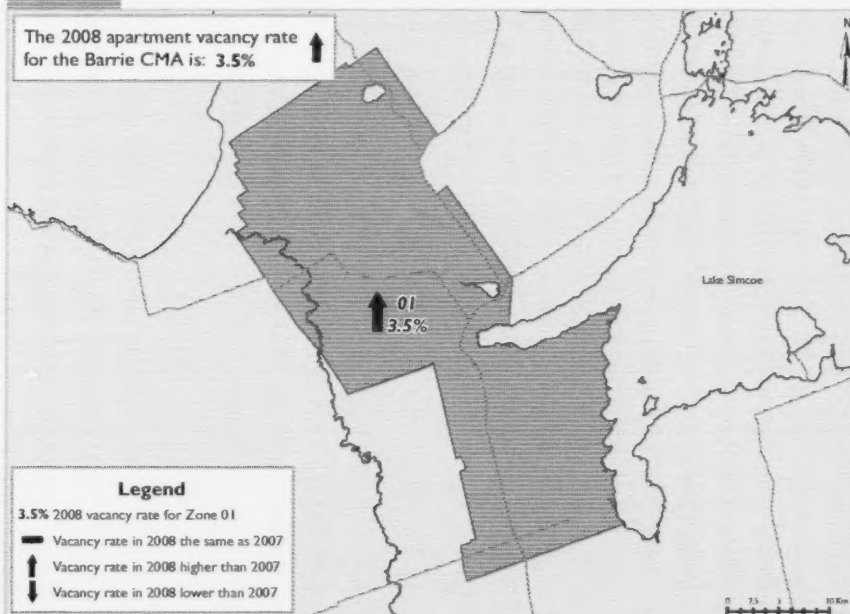
## Highlights

- The overall vacancy rate has increased slightly from 3.2 per cent last year to 3.5 per cent this year.
- A moderating economy and less full-time youth employment led to increased vacancies.
- The rental market is expected to continue easing. The vacancy rate will increase to 3.8 per cent next year and the average monthly rent for a two-bedroom apartment will inch higher to \$968.

## Table of contents

- 1 Highlights
- 2 Overall Rental Market
- 4 Rental Market Outlook
- 5 National Outlook
- 6 Survey Zone Map
- 19 Methodology

Figure 1



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## Overall Rental Market Softens

The overall vacancy rate for apartments has gone up slightly from last year, with the increase driven by higher vacancies among the two-bedroom units. A slowing economy coupled with less migration of newcomers into Barrie, and fewer households moving from renting to home ownership caused the area's rental market to soften.

### Rental Demand Slows

#### Youth Employment Gains Mainly Part-time

After a sustained period of growth, employment in Barrie is starting to decline, as the decrease in full-time employment has more than offset any gains in part-time employment.

For the 15-24 age groups, the decline in full-time employment was marginal and was more than offset by growth to part-time employment, bringing overall employment above last year's level. However, part-time employment is not as stable or financially rewarding as full-time employment. Therefore, fewer youth are choosing to enter the rental market.

#### Demographics Less Supportive of Current Rental Demand

According to the 2006 Census, the Barrie Census Metropolitan Area (CMA) has a higher proportion of people under the age of 24 relative to Ontario, over 34 per cent and just under 32 per cent respectively. This is a sizeable group for future rental demand in Barrie. However the proportion of young people between the ages of 15 and 24 in Barrie is only

slightly above the same proportion in Ontario (13.6 per cent to 13.4 per cent), and the 20-24 age group is smaller (6.3 per cent compared to 6.6 per cent in Ontario). This is a key group for the rental market as it signifies the point in life associated with youth moving out of their parents' homes and into their first rental unit. The relatively smaller size of this group is contributing to the slowdown in the number of new entrants into the rental market.

### Migration Eases

Migration of people into Barrie has been one of the factors for the prolonged economic and housing market growth in the region. However migration has slowed, and with fewer people coming into Barrie, demand for rental units has moderated. The number of people new to Barrie has dropped to about 5,500 this year and will stay at the same level next year. This is a sizeable decrease from the over 10,000 people who arrived in 2000, and is a factor contributing to higher vacancy rates.

### Movement From Renting To Owning

The Barrie rent-to-mortgage carrying cost-ratio averaged about 69 per cent this year and last. Although this is down from over 100 several years ago, it is still higher than the average for Ontario which is about 60 per cent. Higher ratios reflect market conditions which give renters an incentive to become home owners. Barrie's housing market, both rental and ownership, had been tight enough over the last few years that the relative closeness of monthly rental costs and monthly mortgage costs enticed many to exit the rental market and purchase a home.

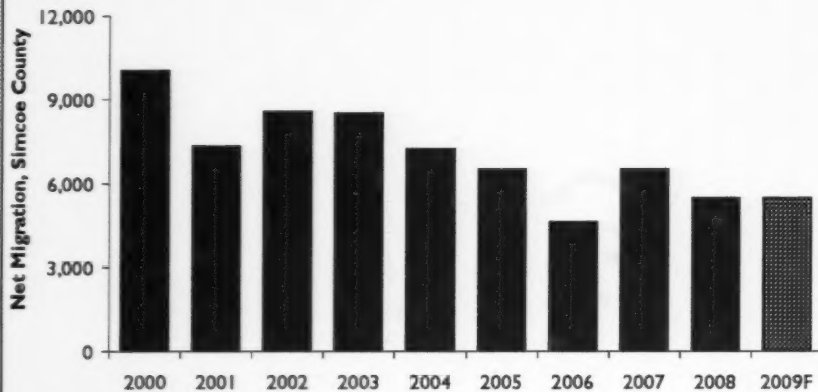
Given the economic uncertainty and high prices, fewer households continue to enter the home ownership market, both new and existing. This would reduce the vacancy rate but this trend has been more than offset by the employment and migration trends already noted.

Figure 2



Figure 3

### Net Migration to Simcoe Area Slows



Source: Statistics Canada

### Large Buildings Popular

The increase in the overall vacancy rate from 3.2 per cent to 3.5 per cent reflected increases for most mid-size buildings. However, the vacancy rate for buildings with 100 units or more dropped sharply from 1.3 per cent to 0.3 per cent. The larger buildings tend to be more popular because they may offer more amenities and often are located closer to the city core. The largest buildings also charged the highest rents, underscoring their popularity.

### Availability Up

The availability rate, a measure indicating what is on offer on the market (both currently vacant and soon-to-be vacant), has gone up by close to two percentage points from last year. The majority of the growth in the overall availability rate came because of increases in the rates of both two bedroom and three bedroom units, with the most growth in the two-bedroom unit rate.

### Rents Rising Faster Than Inflation

The percentage change of average rents from a fixed sample is a measure that estimates the rent movement due to changes in market conditions. The estimate is based on structures that were common to the survey sample for both 2007 and 2008 Fall Rental Market Surveys.

Despite the increase in the vacancy rate, the average increase for apartment rents was 4.4 per cent. On a per type basis bachelor, one-bedroom and two-bedroom units had significant increases above the rate of inflation, which drove the overall rent up.

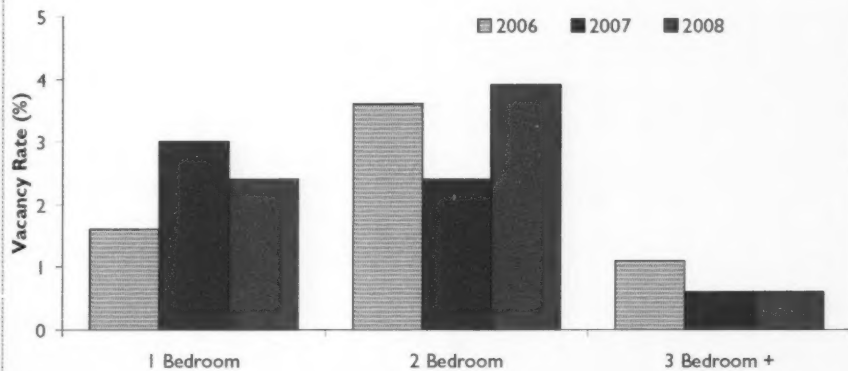
### Secondary Rental Market<sup>1</sup> Expands

The stock of secondary rental housing increased significantly from last year. The majority of this growth was due to a strong increase in the number of single-detached homes put on the market for rental purposes. Furthermore, while the share of secondary rental units decreased for all other dwelling types, the share of single-detached homes increased substantially.

Overall, the average rent in the secondary market was up significantly. Single-detached, semi-detached, row houses, and duplexes accounted for the marked average rent increase, while the average rent for accessory suites was

Figure 4

### One Bedroom Apartments Popular



Source: CMHC

<sup>1</sup> See the Methodology section at the end of this report for the Secondary Rental Market.

lower. Because their rents are the highest, the increase in the share of single-detached houses in the secondary rental market pulled up the average rent in this market.

Given the region's preference for low-density housing, some people not ready to enter the home ownership market but looking for similar types of housing are moving to the secondary market. This choice is supported by the fact

that rent levels are similar to those in the purpose-built market.

## **Rental Market Outlook**

Given the moderation of the economy, which will not begin to improve until late next year, the sluggishness in the region's rental market will continue into

next year. The vacancy rate will increase from 3.5 per cent to 3.8 per cent next year. A significant increase in supply will be the main factor pushing up the vacancy rate. The average rent for a two-bedroom apartment will continue to increase, albeit by less than the rate of inflation, given the slowing demand. The average two-bedroom apartment rent will be \$968 per month, up slightly from the current \$954.



## National Vacancy Rate Decreased in October 2008

The average rental apartment vacancy rate in Canada's 34 major centres<sup>1</sup> decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,148), Vancouver (\$1,123), Toronto (\$1,095), and Edmonton (\$1,034), followed by Ottawa (\$995), Kelowna (\$967), and Victoria (\$965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$505), Saguenay (\$518), and Sherbrooke (\$543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants.

The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

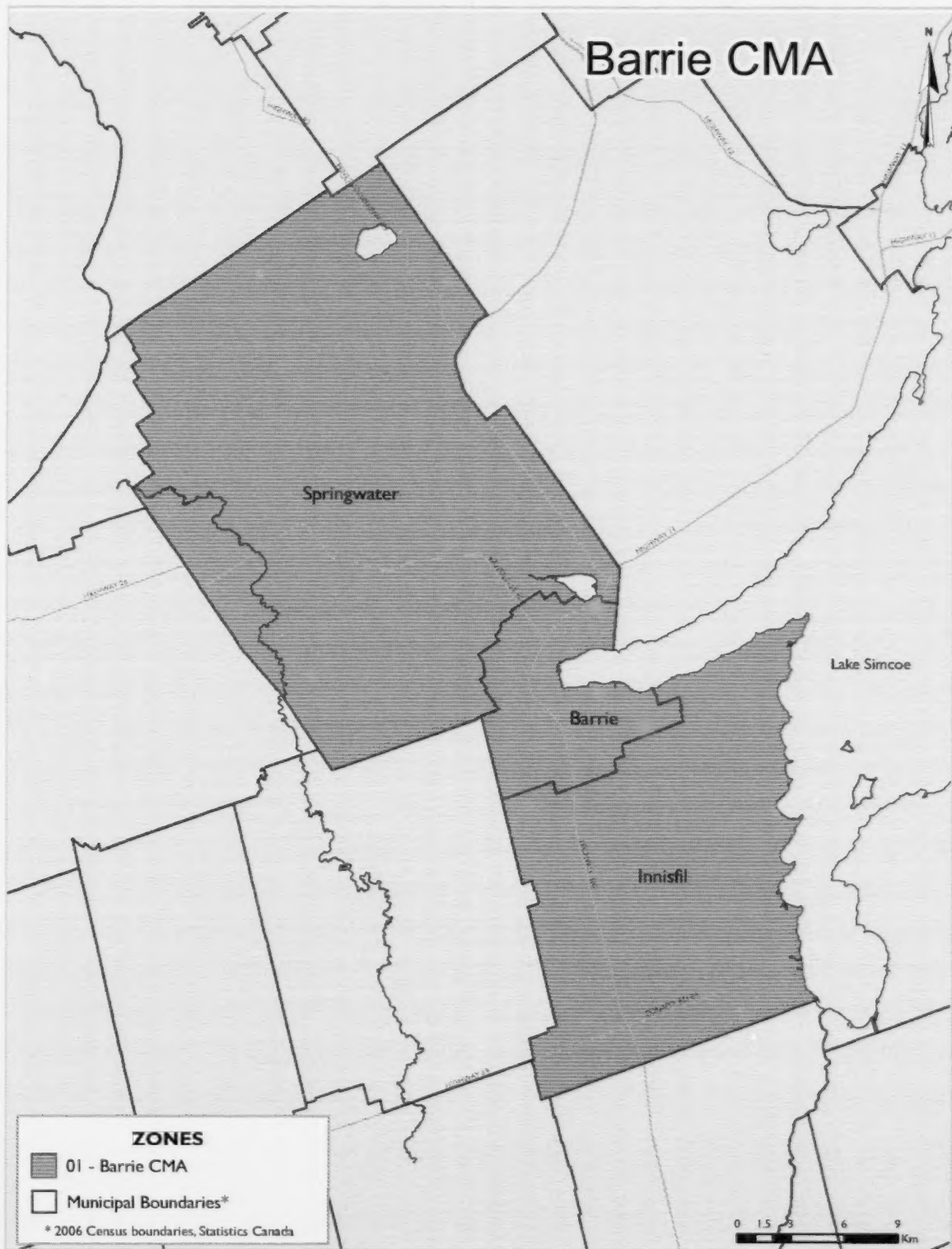
The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,625), Vancouver (\$1,507), and Calgary (\$1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average

monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

**Apartment Vacancy Rates (%)  
by Major Centres**

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
<b>Total</b>	<b>2.6</b>	<b>2.2</b>

<sup>1</sup> Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.



RMS ZONE DESCRIPTIONS - BARRIE CMA	
Zone I	Comprised of Barrie City, Innisfil Town and Springwater Township.
Zone I	Barrie CMA

## RENTAL MARKET REPORT TABLES

### Available in ALL Rental Market Reports

#### Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

### Available in SELECTED Rental Market Reports

#### Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

#### Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

#### Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

### Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

#### Rental Condominium Apartment Data \*

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

### Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna Reports

#### Secondary Rented Unit Data \*

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

\* New Surveys - Please refer to the Methodology section for additional information.



**1.1.1 Private Apartment Vacancy Rates (%)**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	17.8 d	**	3.0 a	2.4 a	2.4 b	3.9 a	0.6 b	0.6 b	3.2 b	3.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.2 Private Apartment Average Rents (\$)**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	654 a	694 a	816 a	860 a	934 a	954 a	1,162 b	1,144 a	892 a	926 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	100	24 a	1,018	76 a	1,979	1 b	176	114 a	3,274

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Barrie CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	17.8 d	**	4.4 b	4.5 b	3.0 a	6.6 a	1.8 c	3.6 d	4.1 b	6.0 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent <sup>1</sup> by Bedroom Type Barrie CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	++	**	1.1 d	4.4 d	1.3 d	4.7 d	**	**	1.3 a	4.4 d

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.2.1 Private Apartment Vacancy Rates (%)**  
**by Year of Construction and Bedroom Type**  
**Barrie CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
<b>Barrie CMA</b>										
Pre 1940	0.0 d	0.0 d	**	**	2.5 c	5.4 d	**	**	5.6 d	2.5 c
1940 - 1959	**	**	4.7 d	7.4 c	4.5 d	3.5 c	**	**	4.4 d	4.5 c
1960 - 1974	**	**	2.3 a	0.3 a	2.2 a	1.4 a	**	**	2.1 a	1.0 a
1975 - 1989	27.0 a	20.5 d	2.1 b	3.1 c	2.3 c	5.1 a	1.0 d	**	4.1 b	4.7 b
1990+	n/u	n/u	0.0 a	**	0.6 a	**	**	**	0.5 a	5.6 d
Total	17.8 d	**	3.0 a	2.4 a	2.4 b	3.9 a	0.6 b	0.6 b	3.2 b	3.5 a

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**1.2.2 Private Apartment Average Rents (\$)**  
**by Year of Construction and Bedroom Type**  
**Barrie CMA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
<b>Barrie CMA</b>										
Pre 1940	597 b	656 b	716 a	720 b	845 a	828 a	**	**	783 a	761 a
1940 - 1959	**	**	743 a	760 a	873 a	895 a	893 d	1,044 a	824 a	858 a
1960 - 1974	691 a	715 a	829 a	929 a	929 a	1,000 a	1,049 a	1,090 b	893 a	969 a
1975 - 1989	654 a	691 a	844 a	861 a	977 a	968 a	1,238 b	1,179 a	925 a	944 a
1990+	n/u	n/u	773 a	840 a	948 a	885 a	**	**	916 a	879 a
Total	654 a	694 a	816 a	860 a	934 a	954 a	1,162 b	1,144 a	892 a	926 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
<b>Barrie CMA</b>										
3 to 5 Units	0.0 d	0.0 d	**	**	5.2 d	4.6 d	0.0 d	0.0 d	4.6 d	3.7 d
6 to 19 Units	**	**	8.6 c	**	2.6 c	4.8 c	**	**	4.6 c	5.2 c
20 to 49 Units	23.7 a	20.8 a	1.0 a	1.5 a	1.7 c	6.5 a	**	**	4.3 a	5.9 a
50 to 99 Units	**	0.0 a	**	3.1 a	3.3 d	3.5 a	**	0.0 a	2.1 c	3.1 a
100+ Units	0.0 a	0.0 a	1.4 a	0.3 a	1.3 a	0.4 a	1.1 a	**	1.3 a	0.3 a
Total	17.8 d	**	3.0 a	2.4 a	2.4 b	3.9 a	0.6 b	0.6 b	3.2 b	3.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
<b>Barrie CMA</b>										
3 to 5 Units	581 b	647 c	721 a	724 a	846 a	834 a	942 b	996 a	796 a	791 a
6 to 19 Units	576 b	646 a	722 a	756 a	865 a	866 a	**	**	816 a	833 a
20 to 49 Units	672 a	703 a	819 a	839 a	961 a	952 a	1,025 a	1,162 b	877 a	912 a
50 to 99 Units	**	687 a	825 a	834 a	946 a	961 a	**	1,089 a	904 a	920 a
100+ Units	739 a	783 a	895 a	995 a	1,004 a	1,077 a	**	**	986 a	1,056 a
Total	654 a	694 a	816 a	860 a	934 a	954 a	1,162 b	1,144 a	892 a	926 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Barrie CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	4.6 d	3.7 d	4.6 c	5.2 c	4.3 a	5.9 a	2.1 c	3.1 a	1.3 a	0.3 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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### 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Barrie CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA										
LT \$600	**	**	**	**	**	**	**	n/s	**	**
\$600 - \$699	0.0 d	**	**	**	**	**	n/s	n/s	5.3 d	**
\$700 - \$799	**	**	**	1.6 c	2.6 c	11.6 d	n/s	n/s	7.8 c	9.1 c
\$800 - \$899	**	**	1.6 c	3.4 c	1.6 c	7.2 c	**	**	1.6 b	5.0 b
\$900 - \$999	n/s	n/s	3.4 c	0.6 a	3.0 c	1.9 b	**	**	3.1 b	1.7 a
\$1000+	n/s	n/s	**	**	2.5 c	2.4 a	0.7 a	0.8 a	2.2 c	1.7 a
Total	17.8 d	**	3.0 a	2.4 a	2.4 b	3.9 a	0.6 b	0.6 b	3.2 b	3.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



**2.1.1 Private Row (Townhouse) Vacancy Rates (%)**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	n/s	**	**	**	**	5.1 d	**	3.1 d	**	3.9 d

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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**2.1.2 Private Row (Townhouse) Average Rents (\$)**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	n/s	n/s	**	**	**	995 b	976 a	1,057 a	936 b	1,031 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category    n/s: No units exist in the sample for this category    n/a: Not applicable

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### 2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	**	**	**	5 d	105	8 d	254	15 d	392

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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### 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	n/s	**	**	**	**	**	5.6 d	**	4.3 d	9.7 c

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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### 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	**	**	**	**	**	**	**	**	**	**

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	17.8	d **	2.9	a 2.5	2.2	b 3.9	2.3	c 2.0	3.1	b 3.5

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	654	a 694	a 816	a 862	a 931	a 956	a 1,055	b 1,090	a 897	a 937

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	**	102	26	a 1,049	82	a 2,084	9	c 430	129	a 3,666

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%)**  
**by Zone and Bedroom Type**  
**Barrie CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	17.8 d	**	4.3 b	4.9 b	3.0 a	7.1 a	4.0 d	5.3 d	4.1 b	6.4 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category    n/s: No units exist in the sample for this category    n/a: Not applicable

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**3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent <sup>1</sup>**  
**by Bedroom Type**  
**Barrie CMA**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Barrie CMA	++	**	1.1 d	4.4 d	1.3 d	4.6 d	++	++	1.4 d	4.3 d

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category    n/s: No units exist in the sample for this category    n/a: Not applicable

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**5.1 Other Secondary Rented Unit<sup>1</sup> Average Rents (\$)**  
**by Dwelling Type**  
**Barrie CMA - October 2008**

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
<b>Barrie CMA</b>										
Single Detached	n/s	n/s	**	**	915 c	1,063 b	1,141 b	1,187 b	1,057 b	1,115 b
Semi detached, Row and Duplex	n/s	n/s	n/s	**	964 c	906 c	1,051 a	1,125 a	1,023 a	1,077 b
Other-Primarily Accessory Suites	n/s	n/s	728 c	734 c	782 b	835 c	1,071 c	**	844 b	814 c
Total	n/s	**	726 b	803 d	879 b	942 b	1,088 a	1,144 a	981 a	1,041 a

<sup>1</sup>Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ( $0 \leq cv \leq 2.5$ ), b – Very good ( $2.5 < cv \leq 5$ ), c – Good ( $5 < cv \leq 7.5$ )

d – Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**5.2 Estimated Number of Households in Other Secondary Rented Units<sup>1</sup>**  
**by Dwelling Type**  
**Barrie CMA - October 2008**

	Estimated Number of Households in Other Secondary Rented Units <sup>1</sup>	
	Oct-07	Oct-08
<b>Barrie CMA</b>		
Single Detached	2,228 a	3,240 b
Semi detached, Row and Duplex	2,073 a	2,166 b
Other-Primarily Accessory Suites	1,675 b	1,308 b
Total	5,977 a	6,714 a

<sup>1</sup>Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

## DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

### Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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